

Manaton Drive, Dunheved Road, Launceston is an exclusive development of seven elegant and superbly designed three and five bedroom houses.

The site contours fall from back to front so giving all of the dwellings an elevated position with far reaching views to Bodmin Moor.

The design of these houses have been modeled on the existing Dunheved Road street scene, lending them to have large floor to ceiling windows and steeply pitched natural slate roofs.

Ground floors constructed in block and beam with a timber-frame and truss roof super structure.

Exterior finishes are a smooth coloured render with natural stone and cladded panels.

### **Internal**

Gas fired central heating with under-floor heating to ground floors;

Radiators to 1<sup>st</sup> and 2<sup>nd</sup> floors

Fully tiled bathrooms and en-suites

White sanitary ware with chrome fittings

Heated towel rails for bathrooms and en-suites

Choice of kitchen units, worktops and appliances

Oak internal doors with satin furniture

Gas fire in lounge

Coving to all rooms

Adequate electrical sockets, BT, Ariel points and lighting to each room

LED inset lights to hallways and kitchen/diner

Fully decorated.

### **External**

Natural slate roofs

Natural stone plinths with slate sill cappings

Natural slate window sills

Hardwood double-glazed windows and doors

Automatic electric garage doors

Paved paths and patio areas

Wooden garden shed

External electric socket

Outside mains water tap

uPVC rain water gutters and downpipes